New Construction Work of the Value of \$1.750,000 Planned, and \$1.500,000 Worth of Realty Sold at Public Sale—Good Fifth Avenue Lease Executed.

A good deal of business was done in each of the various branches of the real estate market yesterday. In the building industry plans were filed for about \$1.750,000 Worth of new construction work, including a \$500,000 twenty story office building in Fifth avenue and a \$300,000 theatre in West Forty-sixth street. The sales in the Vesey street auction room aggregated over \$1,500,000. The Hotel Schuyler, in Forty-fifth street between Fifth and Sixth avenues, and the block front on the south side of Fourth street between Broadway and Lafayette street, were among a number of properties sold for shoot and find some time ago. William H. Gompert is the architect. The plans for the new six story theatre in be building sale for the new six story theatre. The plans for the new six story theatre in the architect. The plans for the new six story theatre in be build at No. 203 to 217 West Forty-sixth street for Charles Dillingham and the Dillingham Theatre Company were filed by Carrère & Hastings as architects. It will look \$300,000 and will be called the Globe Theatre.

Plans have been filed for making over the three four story and basement dwellings at the northwest corner of Madison avenue of occupancy being made from drawings by S. E. Gage as architect for Edward W. C. Arnold of Islip, L. 1, at a cost of \$15,000, and 158 East Thirty-fourth street, owned by James, Frederick and Robert Corkey and Julia B. Muldoon, and remodelling them into bachelor apartments, with stores on the ground floor, the improvements being made from designs by Thomas Rowe as architect, The plans have been filed for enlarging the street, were among a number of properties sold

#### Private Sales.

EIGHTY-SECOND STREET.—Folsom Bros. have sold for Arthur Smith No. 61 West Eighty-second street, a four story and basement brownstone front dwelling, on lot 19x102.2. The property adjoins the northeast corner of Columbus avenue.

he acquired through the above brokers.

KATONAH AVENUE.—Charles H. Balchler bas resold to Ernest Keller the plot. 50x85, on the east side of Katonah avenue 100 feet north of 241st street.

FOREST AVENUE.—John A. Steinmetz has sold for George Lauren to Rosa Leidig No. 1065 Forest avenue, a three family house, on lot 20x98.

## Recent Buyers.

Dr. Edward S. Dench is the buyer of No. 15 East Fifty-third street, sold recently by Frederick T. Steinway through George R. Read & Co. George Waddington is the buyer of No. 49 Park avenue, sold recently by the Rapid Transit Subway Construction Company through Post & Reese. It is said that Mr. Waddington represents Mrs. George Bliss.

## Leases.

The Welte Artistic Player Piano Company has leased from Julia M. Schieffelin the five story building at No. 273 Fifth avenue, between Twenty-ninth and Thirtieth streets, for a term of ten years, at an annual rental of \$15,000 for a term of ten years, at an annual render of \$15,000.

Huberth & Gabel have leased for E. J. Kelly to H. J. McGrath the first loft in building at the southwest corner of Church and Chambers streets for a term of five years.

James Kyle & Sons have leased the following houses: No. 481 Lexington avenue. No. 245 East Sixty-first street, No. 464 Third avenue and No. 60 Prospect place: also the following stores: No. 162 First avenue, No. 348 Third avenue, No. 626 Third avenue and No. 718 Lexington avenue.

There are no auction offerings of real estate scheduled for the Vesey street salestoon to-day.

Louis Meckes and Sidney Harris Jones have opened offices at Washington Bridge room to-day.

Louis Meckes and Sidney Harris Jones have opened offices at Washington Bridge and Ogden avenue.

### Out of Town Deals.

Herbert A. Sherman has sold for Daniel
B. Freedman the George R. Read place on
the Post road, in the town of Rye, village of
Port Chester, N. Y. The property consists
of nine acres, a large house, stable, gardener's cottage and outbuildings, Mr. Freedman required it in a trade with Mr. man acquired it in a trade with Mr. Read about two weeks ago.
Pease & Elliman have sold an estate of 135 acres, with large dwelling, stables and other outbuildings, at Oyster Bay, L. I., to

other outbuildings, at Oyster Bay, L. L., to to a client for occupancy.

The Carrollton Realty Company has bought from the Germania Land and Improvement Company 123 acres in the village of Bellmore, L. L., beginning at the railroad station and extending to Great South Bay along both sides of the Merrick road. The Carrollton Realty Company has decided to subdivide the property into will plots and building lots and erect seventy-five Queen Anne and colonial cottages.

W. Burling Cocks and Samuer Willets report the following sales on Long Island: The Courtney McLaughlin farm at Brookwille to H. W. J. Buchnall: the Alfred C. Baylis property at Locust Valley to Mary C. Rennard; the Elbert Luyster, Isaac Luyster and J. A. Hegeman farms at brookwille to Mollie Maxwell Davis.

W. Burling Cocks and Samuel Willets report the following leases on Long Island: The William C. Pate place, Royston, at Locust Valley, to R. G. Barclay; the J. N. de R. Whitehouse property at Roslyn to C. I. Hudson: the Frederic P. Moore place at Gien Cove to Charles W. McCann; the Henry F. Noves place at Red Spring (Glen Cove) to Arthur Gibb.

Plans have been filed for a new twenty for the Fifth Avenue Investication of Fifth avenue Investication of the Fifth Avenue Investication

story flat for Abraham Michelson, at a cost of \$35,000, at Nos. 78 and 80 East 127th street. The architects are Albert Morris and Frank Straub. Also for a one story store building 50 feet front, for James Butler on St. Nicholas avenue south of \$179th street, similar to the store building on the adjoining plot for the same owner, for which plans were filed some time ago. William H. Gompert is the architect.

between Broadway and Lafayette street, were among a number of properties sold from the stand of Joseph P. Day. The former went to John Bottomley for \$400,000, and the latter to a client of the Douglas Robinson, Charles S. Brown Company for \$600,000.

The brokerage transactions included a lease by the Welte Artistic Player Piano Company for ten years of the five story building at No. 273 Fifth avenue, between Twenty-ninth and Thirtieth streets, opposite the Holland House. The private sales, though not so numerous as on the day before, represented a substantial investment of capital

At a cost of \$19,000, for Charles Hibson as lessee.

At a cost of \$19,000, for Charles Hibson as lessee.

At a cost of \$19,000, for Charles Hibson as lessee.

By and making the building over into an Amercian basement dwelling. The improvements are to cost \$15,000 and are to be made from drawings by Delano & Aldrich for William Adams Delano as owner.

The Bronx plans for new buildings complete two five story flats for Joseph H. Jones on Anderson avenue north of Jerome atom the story building for Hoffman & Knietz on Third avenue north of 166th street, to cost \$15,000; a five story flat at the corner of Park avenue south of 176th street, to cost \$15,000; a five story flat at the corner of Park avenue and 178th street for the Ford-William Adams Delano as owner.

The Bronx plans for new buildings complete two five story flats for Joseph H. Jones on Anderson avenue north of 186th street, to cost \$15,000; a five story flat at the corner of Park avenue south of 176th street, to cost \$15,000 and a five story flat at the corner of Park avenue and 178th street for the Ford-William Adams Delano as owner.

The Bronx plans for new buildings complete two five story flats for Joseph H. Jones on Anderson avenue north of 186th street, to cost \$15,000 at 536,000; a two story late at the corner of Park avenue and 178th street for the Ford-William Adams Delano as owner.

## Yesterday's Auction Sales.

At 14 Vesey Street.] BT JOSEPH P. DAY.

Private Sales.

EIGHTY-NECOND NTREET.—Folsom Broshave sold for Arthur Smith No. 61 West Eighty-Second street, a four story and basement brownstone front dwelling, on 101 UNITY-EIGHTH STREET.—Judge Elmore H. Banks of Connecticut, and John C. Shaw, as conservators of Julia Watt Morris Curris, have practically concluded negotic streets in the Sales of Connecticut, and John C. Shaw, as conservators of Julia Watt Morris Curris, have practically concluded negotic streets of the Sales of Connecticut, and John C. Shaw, as conservators of Julia Watt Morris Curris, have practically concluded negotic streets of the Sales of Connecticut, and John C. Shaw, as conservators of Julia Watt Morris Curris, have practically concluded negotic streets of the Sales of Connecticut, and John C. Shaw, as conservators of Julia Watt Morris Curris, have practically concluded negotic streets of the Sales of Sal

plaintiff the plaintiff to the plaintiff the

to the plaints of the plaints of the plaints of the street, 157 for 150 kirregular, variety 157 for 150 kirregular, 150 kirreg plaintiff
166th street, south side, 90.2 feet west of
Edgecombe road, 25x117.1x25.3x121.1,
vacant: J. H. Caryl vs. Max Rollinick et
al.; due on judgment, \$5.570.34; subject to taxes, &c., \$331.53; to the plaintiff

ject to taxes. &c., \$331.33, to the plain tiff.

Tenth avenue. No. 194, east side, about 72 feet south of Twenty second street. 28.2x100x irregular, leasehold, five story tenement and store; M. L. Dayton vs. Samuel Fleishmann et al. due on judgment, \$4,120.20, subject to taxes, &c., \$1.271.57; to the plaintiff.

Ninety sixth street. No. 336, south side, 110 feet west of First avenue, 30x109.8, his story tenement; C. R. Schilless vs. Theodore Haas et al.; action i; due on judgment, \$5,922.08; subject to taxes, &c., \$336.79; subject to a first mortgage of \$19,000; to the plaintiff.

Ninety sixth street. No. 338, south side, 80 feet west of First avenue, 50x100.8, live story tenement; same vs., same; action 2; due on judgment, \$5,003.19; subject to taxes, &c., \$530.79; subject to a first mortgage of \$19,000; to the plaintiff.

BY A. H. MULLER & 80N.

Tenny Estate, Patchagus, Long Island.

Court Calendars This Day,

Remark: the Elbert Luyster, Isaac Luyster and A. Higging Tocks and Samuel Willers report the following leases on Long Island: The William C. Pate place, Royston, at Locust Valley, to R.C. Barclasy, the A. N. de Hudson, the Frederic P. Moore place at Gine Cove to Charles W. McCann the Henry F. No. cs. place at Red Spring (Gine Cove)

Building News.

Building News

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

To-Morrow Saturday, April 17th,

The Great Auction Sale of 30 Two-Family Houses, Each One to be Sold Separately, also 32 Lots adjoining takes place on the premises-1 P. M., Rain or Shine. It will Pay you to Take an Afternoon Off. The Property is Situated in the Borough of Bronx. West Farms Road, St. Peters Avenue, Montgomery Place, Overing Street, Maclay Avenue, full directions are given below how to get there. Read How Easy it is to Obtain it-10% on Day of Sale, 10% in Thirty Days-100 Months-Over 8 Years to Pay the Balance. Or you can Pay 10% on Day of Sale, 30% in 30 Days, Balance on Mortgage for 1, 2, or 3 Years; either of these Mortgages can be paid at any time.

Title Policies Free.

You, with some money to invest, THINK of your chance here. After paying the 20% you become the owner of the property and not alone have an elegant home, but receive the rent from one floor, which should average from 15 to 25% on your

Be There To-morrow at 1 o'Clock.

From your house go to any subway or East Side elevated station; get out at 177th St., in the Bronx; take a Tremont Av. Trolley marked Westchester (also remember any Bronx trolley transfers to the Tremont Av. cars). They pass the property. Ask the conductor to let you off at Overing Street. You will now be at the houses. They are open and will speak for themselves; and, remember, you will get free of charge a title policy to your Two-Family Brick House or your lot. When the Morris Park station on the six-track road is com-

pleted (very shortly) you will have only one short block to walk Joseph P. Day, Auct., New York City

## **MR. OPERATOR:**

Here is an auction sale arranged largely for your

## 239 MANHATTAN LOTS

On streets regulated, graded, curbed, flagged and sewered, and the work paid for, are to be sold in plots of sufficient size to permit the erection of substantial buildings.

The property lies in the section of

## WASHINGTON HEIGHTS

where recent growth has been marked by the erection of more than thirty apartment houses, many of which are largely rented already.

The novel idea of selling in plots will be followed at the sale of this property, bounded by

# 181ST=177TH STREETS Broadway Riverside Drive

to permit a buyer to obtain all the land necessary for a good size building. No buyer need fear a "hold-up" by an adjoining owner. There will be no demands for high prices for lots to complete plots.

This property will be sold on

# TUESDAY, APRIL 20, AT PUBLIC AUCTION

at 12 o'clock noon, at 14 Vesey St.

Special terms attractive to operators have been arranged for this sale. Of the purchase price there may remain on mortgage for 1, 2 or 3 years,

60% at 414 Per Cent., 70% at 5 Per Cent., 80% at 514 Per Cent.

JOSEPH P. DAY 31 NASSAU STREET

AUCTION SALE NO. 8.

Oakdaie Water Front, on Great South Bay, L. I., with upland lots for bungalow sites, next "idle Hour," horse of W. K. Aanderbilt, Monday, April 26, 12 o'clock, 14 Vesey St. Upland plots carry water rights in perpetuity; property restricted; titles guaranteed; 60% on mortgage, 3 years, 4%; station to water 10 minutes. Maps. etc., BRYAN L. KENNELLY, Auct., 155 Broadway. New Skyscraper for Fifth Avenue.

Plans have been filed for a new twenty story office building, 257.8 feet high, to be erected for the Fifth Avenue Investigation.

AUCTION SALE, old City Hall property, New-ark, N. J., Wednesday, May 12, at 3 P. M. LONG ISLAND REAL ESTATE FOR SALE ACHF water front and "Willow Cottage" for sale; newl; infished and completely furnished; house fen rooms and bath and butler's pantry; furnace and windmill; located on high river bank; shaded with old trees; deep water from dock to Great South Bay, half mile distant; near railroad station; ideal location for owner of motor boat. Address

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\$330 paid before July 1st gives immediate possession of seven room house on large plot overlooking water; enameled bath, closet, open plumbing, range boiler, city water, furnace heat, 5e
troiley, 10e, train into city; \$25 monthly after June
buys the property with adjoining lots or will selfseparately on very, casy terms. ENGINEER, 67
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ON THE MOUNTAIN TOP

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Teutonic. Apr. 21, 9:30 A.M.; May 10, June 16
Adriatic. Apr. 28, 1 P.M.; May 25, June 28, Majestic. May 5, 9:30 A.M.; June 2, June 30, Oceanic. May 12, 11 A.M.; June 9, July 7
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ROMANIC. Apr. 17, 8 A.M.; May 22, July 3
FINIAND. Apr. 29, 3 P.M.; June 5, July 10
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